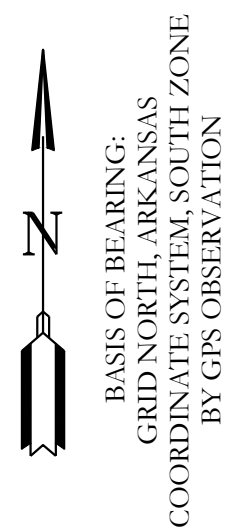


OPEN SPACE CALCULATION	
TRACT A	PARK AREA 3.76 ACRES
TRACT B	RETENTION AREA/WET PONDS 0.82 ACRES
TRACT C	GREEN SPACE 0.24 ACRES
TRACT D	GREEN SPACE 0.39 ACRES
TRACT E	GREEN SPACE 0.39 ACRES
TRACT F	RETENTION AREA/WET PONDS 0.98 ACRES
TRACT G	RETENTION AREA/WET PONDS 0.82 ACRES
TRACT H	GREEN SPACE 0.32 ACRES
GREEN SPACE BETWEEN	
ROC & SIDEWALK	
TOTAL	
12.35 ACRES OR 21.25%	
RESIDENTIAL DENSITY CALCULATIONS	
HOUSING UNITS	231 UNITS
TOTAL DEVELOPABLE AREA	58.11 ACRES
TOTAL COMMON USABLE OPEN SPACE	12.35 ACRES
RESIDENTIAL DENSITY	231/58.11=3.98 DUA



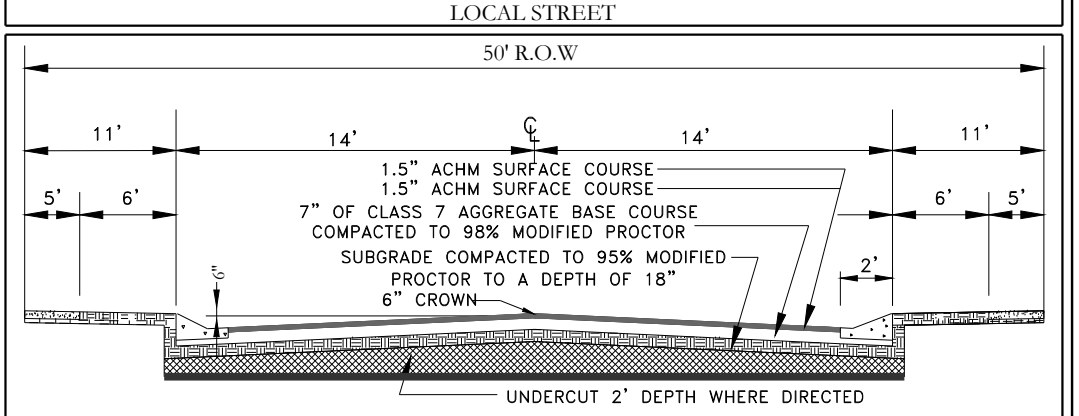
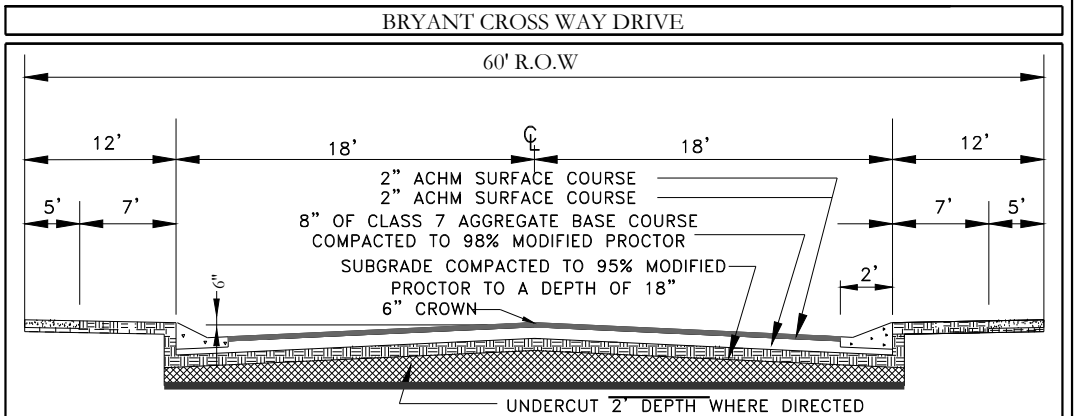
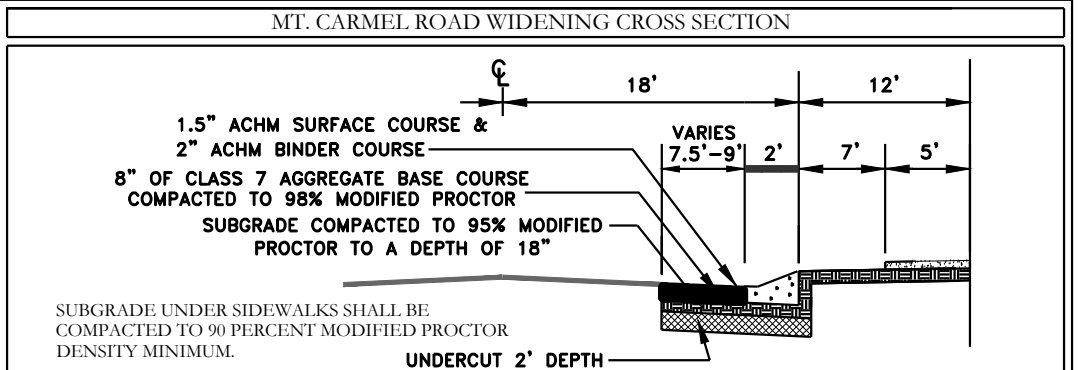
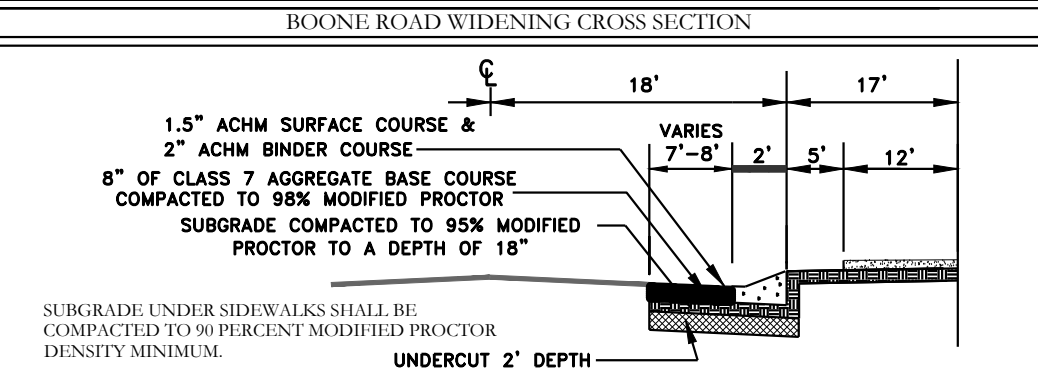
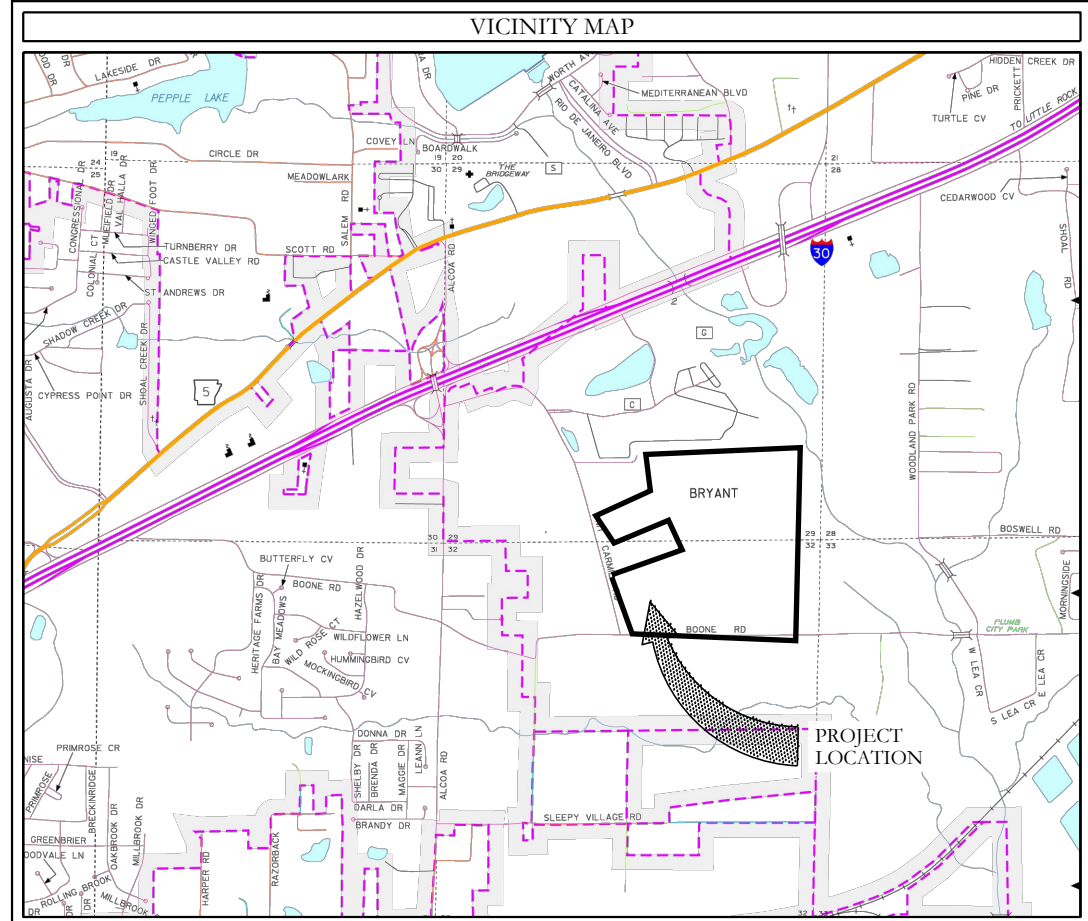
AS-SURVEYED DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/2 NE 1/2) IN SECTION 32, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4 SE 1/4) IN SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 14 WEST OF THE 5TH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR WITH ALUMINUM CAP BEING THE NE CORNER OF THE NW 1/4, NE 1/4 SECTION 29; AND 34.61 FEET NORTH OF A 4 X 4 CONCRETE POST;
THENCE, S 02° 57' 52" W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1285.53 TO A RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4, SAID POINT BEING 8.11 FEET SOUTH OF AN EXISTING 1/2" REBAR;
THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 NE 1/4, N 88° 19' 44" W, A DISTANCE OF 1272.20 FEET TO AN EXISTING RAILROAD SPIKE FOUND AT THE SW CORNER OF THE NW 1/4 NE 1/4;
THENCE, ALONG THE SOUTH LINE OF THE NE 1/4 NW 1/4, N 88° 23' 01" W, A DISTANCE OF 1793.93 FEET TO A NAIL SET AT THE INTERSECTION OF SAID SOUTH LINE AND THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 09° 58' 11" W, A DISTANCE OF 97.38 FEET TO A POINT;
THENCE, N 10° 02' 44" W, A DISTANCE OF 89.82 FEET TO A POINT;
THENCE, N 12° 47' 37" W, A DISTANCE OF 213.29 FEET TO A POINT;
THENCE, N 12° 18' 58" W, A DISTANCE OF 131.22 FEET TO A POINT;
THENCE, N 13° 00' 12" W, A DISTANCE OF 297.42 FEET TO AN EXISTING SPIKE;
THENCE, LEAVING SAID CENTERLINE, N 84° 33' 08" E, A DISTANCE OF 357.44 FEET TO A SET 1/2" REBAR (PS# 1121) POINT BEING ON THE WEST LINE OF THE NW 1/4, NE 1/4;
THENCE, N 05° 43' 37" E, A DISTANCE OF 294.27 FEET TO A 5/8" REBAR SET IN CONCRETE; THENCE, S 86° 18' 15" W, A DISTANCE OF 454.67 FEET TO A SPIKE FOUND IN THE CENTERLINE OF MT. CARMEL ROAD;
THENCE, ALONG SAID CENTERLINE, N 12° 42' 57" W, A DISTANCE OF 262.83 FEET TO A SPIKE SET ON THE NORTH LINE OF THE NE 1/4 NW 1/4;
THENCE, ALONG SAID NORTH LINE, S 88° 22' 28" E, A DISTANCE OF 517.66 FEET TO A 1/2" REBAR WITH ALUMINUM CAP MARKING THE NW CORNER OF THE NW 1/4 NE 1/4;
THENCE, N 01° 22' 55" E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 29, A DISTANCE OF 634.28 FEET TO AN EXISTING 4" ANGLE IRON;
THENCE, S 89° 23' 57" E, A DISTANCE OF 1306.74 FEET TO A SET 1/2" REBAR WITH AN ALUMINUM CAP ON THE EAST LINE OF THE SW 1/4 SE 1/4 SECTION 29;
THENCE, ALONG SAID EAST LINE, S 02° 39' 14" W, A DISTANCE OF 657.75 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 65.32 ACRES (2,845,277 Sq Ft).

NOTE:

- TRACT A, C, D, E, AND H WILL BE MAINTAINED AND OWNED BY THE PROPERTY OWNERS ASSOCIATION.
- TRACT B, F, AND G WILL BE UTILIZED AS A RETENTION AREA/WET PONDS AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



CERTIFICATIONS:	
OWNER: Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC Address: 17300 CHENAL PKWY, STE 105, LITTLE ROCK, AR 72223	DEVELOPER: Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC Address: 17300 CHENAL PKWY, STE 105, LITTLE ROCK, AR 72223

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: _____ Name: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC
Address: 17300 CHENAL PKWY, STE 105, LITTLE ROCK, AR 72223
Source of Title: D.R. BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:
I, Jonathan L. Hope, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all invariant lot lines are accurately described in terms of length and direction of the property sides.

Date of Execution: _____ Jonathan L. Hope
Registered Professional Land Surveyor No. 1762 Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:
I, Kazi Tamadai Islam, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Bryant Subdivision Rules and Regulations have been complied with.

Date of Execution: _____ Kazi Tamadai Islam
Registered Professional Engineer Arkansas No. 20876

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:
Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: _____ Lance Penfield
Bryant Planning Commission

PROPERTY SPECIFICATIONS:	
OWNER: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223	MIN. LOT SIZE: NUMBER OF LOTS: 231 SOURCE OF WATER: CITY OF BRYANT SOURCE OF SEWER: CITY OF BRYANT SOURCE OF ELECTRIC: FIRST ELECTRIC COOP SOURCE OF GAS: CENTERPOINT ENERGY
DEVELOPER/SUBDIVIDER: WIGGINS FAMILY REAL ESTATE HOLDINGS, LLC 17300 CHENAL PKWY, STE 105 LITTLE ROCK, AR 72223	BUILDING SETBACKS: FRONT - 25' OR AS SHOWN REAR - 25' OR AS SHOWN SIDE - 8' OR AS SHOWN FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 129 S MAIN STREET BENTON, AR 72015	EASEMENTS: UTILITY & DRAINAGE (D.E. & U.E.) FRONT - 10' OR AS SHOWN REAR - 10' OR AS SHOWN SIDE - 5' OR AS SHOWN
NAME OF SUBDIVISION: THE VILLAGES AT MAGNOLIA LANE	STREET RIGHT OF WAYS: 30' OR AS SHOWN STREET WIDTH: 38' BOK TO BOK LOT CORNERS SET 1/2" REBAR WITH CAP
ZONING CLASSIFICATION: PUD	
SOURCE OF TITLE: SALINE COUNTY DOCUMENT BOOK _____ PAGE _____	

HOPE

CONSULTING

ENGINEERS - SURVEYORS

129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
WIGGINS FAMILY REAL ESTATES HOLDINGS, LLC

PLANNED UNIT DEVELOPMENT		THE VILLAGES AT MAGNOLIA LANE		A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS	
DATE:	12/18/2023	C.A.D. BY:	B. JOHNSON	DRAWING NUMBER:	
REVISED:	11/05/2025	CHECKED BY:		21-1175	
500	1S	14W	0	17	330
				62	1762

K:\LAND PROJECTS\2024\BRYANT\2024-11-17-25 THE VILLAGES AT MAGNOLIA LANE\21-1175 PUD 12-18-2023_11-05-2025.dwg